

April 24, 2006

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VIA HAND DELIVERY

Ms. Sharon Schellin
Acting Secretary to the Zoning Commission
Office of Zoning
441 - 4th Street, N. W , Suite 210S
Washington, D C. 20001

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DC OFFICE OF ZONING
2006 APR 24 PM 3 33

Re: Comments on Proposed Rulemaking on Text Amendment
on Inclusionary Zoning; ZC Case No. 04-33

Dear Ms. Schellin

The purpose of this letter is to comment on one aspect of the proposed Inclusionary Zoning (IZ) Regulations, with regard to diplomatic housing. Specifically, the exemptions proposed in Section 2602.3 should include diplomatic housing.

There are a number of foreign missions which provide housing for their diplomats and staff in the District of Columbia. A number of these accommodations are configured as multiple dwellings. The Embassy of the People's Republic of China Education Office recently received approval from the Board of Zoning Adjustment for construction of a new multiple dwelling on Porter Street, N.W. to replace its existing structure. It is not known at this time whether the IZ regulations would include this site, or whether they will become effective in time to govern this development. However, it is likely that at least one other foreign mission will construct a new multiple dwelling for diplomats and staff at some point in the future which will meet the applicability requirements of Section 2602.1 of the proposed Regulations.

These multiple dwellings are not open for lease or purchase by the public. Rather, they are intended to address the housing needs of the diplomats and staff of a particular foreign mission. As such, there is no need to include such multiple dwellings in the inclusionary zoning program.

ZONING COMMISSION
District of Columbia

CASE NO. 04-33
EXHIBIT NO. 198

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For the above reasons, it is respectfully requested that the exemptions set forth in Section 2602.3 of the draft Regulations include housing developments that are owned or leased by foreign missions for diplomatic and staff housing

Thank you

Very truly yours,

A handwritten signature in black ink, appearing to read 'CH Collins', written in a cursive style.

Christopher H Collins

CHC/skp

cc Ronald S. Mlotek, Esquire
Jack Yang, China Construction America
Dr. You Shaozhang, Minister-Counselor,
Embassy of the People's Republic of China

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